



**GRASSROOTS**  
REALTY GROUP

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**110 Copperpond Landing SE**  
**Calgary, Alberta**

**MLS # A2211627**



**\$459,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 294
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

<b>Inclusions:</b>	None
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Welcome to this lovely 3 bedroom townhouse backing on to a green space in the community of Copperfield. Main floor has laminate flooring and 9 foot ceilings. Nice sized entry with tile flooring. Good working kitchen has loads of cabinetry, granite counters with eat up bar and stainless steel appliances. Good sized eating area with glass door leading to the deck and greenspace. Bright and warm living room with a gas fireplace. Upstairs you find 3 bedrooms, with the master having a walkin closet and 4 piece ensuite bathroom. A 4 piece bathroom and linen closet complete the upper floor. The laundry is located in the unfinished basement that has roughed in plumbing and a large window. There is a single attached garage and driveway to park the second car. Call to make your appointment to see this fine home.